

**THE COMMITTEE ON LAND USE AND HOUSING
OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO**

**ACTIONS FOR
WEDNESDAY, SEPTEMBER 15, 2004, AT 2:00 P.M.**

**COUNCIL COMMITTEE ROOM (12TH FLOOR), CITY ADMINISTRATION
BUILDING
202 C STREET, SAN DIEGO, CALIFORNIA**

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COUNCIL COMMENT:

ACTION: None received.

NON-AGENDA PUBLIC COMMENT

ACTION: None received.

ADOPTION AGENDA

ITEM-1: Reports from the City Manager and CCDC regarding amendments to the Land Development Code including CCDC and Morena Planned District Regulations related to COMPACT LIVING UNIT DEVELOPMENT (RESIDENTIAL AND SINGLE ROOM OCCUPANCY HOTELS) AND LIVING UNIT DEVELOPMENT.

(See CMR 04-198; Deputy Mayor Atkins' 9/15/04 memo; Dale Royal's 8/31/04 memo; Dale Royal's 9/9/04 Summary of CCDC actions regarding SRO Hotel Regulations)

ACTION: Forward the City Manager's proposed revisions to the Single Room Occupancy (SRO) Hotel Regulations with the following suggestions to Planning Commission and Community Planners Committee and return to Land Use & Housing as soon as possible.

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Eliminate parking requirements for Compact Living Units (CLU)/Living Units (LUs) proportional to the number of very low-income (at or below 40% Area Median Income (AMI) units.

Direct the City Manager to evaluate further reducing the water capacity charge for affordable CLU/LUs on a sliding scale with the goal of having no capacity charge for units at or below 40% AMI including an analysis of the effect of this reduction on the general fund and on other categories of capacity charges.

Direct the City Attorney and the City Manager to evaluate whether the replacement in lieu fee can be increased above the proposed 50% including the possibility of waiver provisions.

Recommend that the replacement provision require replacement units to be of similar affordability to those units which are lost and direct the City Attorney to come up with a definition for a "like unit."

Direct the City Manager to evaluate also allowing CLUs in any Neighborhood Commercial Zone and not just the proposed Visitor Commercial zones and provide the Committee with a map showing what areas would be added with this action.

Direct the City Manager to begin to review and reconcile the various studies which purport to show how many SROs currently exist.

VOTE: 4-0; Peters-yea, Zucchet-yea, District 4-vacant, Frye-yea, Inzunza-yea

ITEM-2: Report from the City Manager regarding REDEVELOPMENT AGENCY LOW-MODERATE SET-ASIDE.

ACTION: Returned to the City Manager.

ITEM-3: Report from the City Manager on RURAL HOMELESS AND MIGRANT FARM WORKERS.

(See Community and Economic Development and San Diego Housing Commission's 9/1/04 memo; Ann Fathy's 9/15/04 letter)

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ACTION: Motion by Councilmember Inzunza to accept the report with direction to the City Manager that staff continue to work with organizations to protect migrant farm workers and rural homeless persons.

VOTE: 4-0; Peters-yea, Zucchet-yea, District 4-vacant, Frye-yea, Inzunza-yea.

ITEM-4: Report from the City Manager regarding the DRAFT MIDWAY/PACIFIC HIGHWAY CORRIDOR PUBLIC FACILITIES FINANCING PLAN (PFFP) UPDATE.

(See CMR 04-204; FY2005 Draft PFFP)

ACTION: Motion by Councilmember Zucchet, second by Councilmember Frye to adopt the City Manager's recommendation.

VOTE: 3-0; Peters-yea, Zucchet-yea, District 4-vacant, Frye-yea, Inzunza-not present.

Scott Peters
Chair